

Document #4777

6/26/86

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF CASA ESPERANZA AS REDEVELOPER OF
PARCEL #723 INFILL BUILDING AT 291 EUSTIS STREET AND
VACANT LAND PARCEL #720 AT 279 EUSTIS STREET, ROXBURY
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 723 and 720
IN THE ROXBURY GENERAL NEIGHBORHOOD RENEWAL & PLANNING
AREA

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into an agreement for Community Planning and Development with the City of Boston and the Federal Government, which agreement provides for Planning and Financial Assistance in the General Neighborhood Renewal and Planning Area of Roxbury and North Dorchester, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Planning and Development with Federal financial assistance, including those conditions that prohibit discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Casa Esperanza has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel #723 and #720 in the General Neighborhood Renewal and Planning Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Casa Esperanza be and hereby is finally designated as Redeveloper of Parcels 723 and 720 in the General Neighborhood Renewal & Planning Area of Roxbury.
2. That it is hereby determined that Casa Esperanza possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Drawings and Specifications submitted by Casa Esperanza for the development of Parcel 723 and 720 conform in all respects to the Renewal Plan for the Project Area, and that said Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 723 and 720 to , said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

ATTACHMENT 1

Department of Public Health

Division of Environmental Health

Approval Letter



The Commonwealth of Massachusetts
Executive Office of Human Services
Department of Public Health
Division of Alcoholism
110 Summer Street
Boston, Massachusetts 02111

May 3, 1984

Ricardo Quiroga, Executive Director
Casa Esperanza, Inc.
c/o La Alameda Hispana, Inc.
409 Dudley Street
Roxbury, MA 02119

Dear Mr. Quiroga:

We are pleased to inform you that your halfway house proposal for Casa Esperanza has been approved.

ATTACHMENT I

We wish to thank you for the cooperation which went into the preparation of the proposal.

Department of Public Health

Division of Alcoholism

We look forward to a continuing relationship with your agency.

Approval Letter

Sincerely,

Edward Blacker, Ph.D.
Director

ES/JS



The Commonwealth of Massachusetts
Executive Office of Human Services
Department of Public Health
Division of Alcoholism

Edus Walker, Jr., Ph.D., MPH
COMM. SIGNED

150 Tremont Street
Boston, Massachusetts 02111

May 3, 1984

Ricardo Quiroga, Executive Director
Casa Esperanza, Inc.
c/o La Alianza Hispana, Inc.
409 Dudley Street
Roxbury, MA 02119

Dear Mr. Quiroga:

We are pleased to inform you that your halfway house proposal for Casa Esperanza has been selected for funding.

We wish to thank you for the time and effort which went into the preparation of the proposal.

We look forward to a continuing working relationship with your agency.

Sincerely,

Edward Blacker, Ph.D.
Director

EB/js

ATTACHMENT II

Location Plan

BRA Designation Letter

Boston Globe Newspaper Article

LOCATION PLAN

SCALE 1:1,000

* Home owner/abutter
Supporters
* Residents Supporters



- * Home owner/abutter Supporters
- Residents Supporters

BOSTON
REDEVELOPMENT
AUTHORITY

Stephen Coyle/Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

October 7, 1985

Mr. Ricardo L. Quiroga
Executive Director
Casa Esperanza
c/o Division of Continuing Education
University of Massachusetts/Downtown
Boston, MA 02125

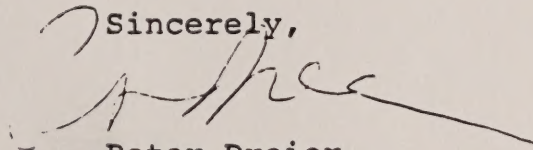
Dear Mr. Quiroga:

I am writing to inform you, that the Boston Redevelopment Authority voted at its September 26th meeting to designate, tentatively, Casa Esperanza as redeveloper of the building at 291 Eustis Street in order to rehabilitate the structure for a recovery home for alcoholic men.

Final designation is contingent upon Casa Esperanza meeting with the design and financial approval of BRA staff.

Thank you.

Sincerely,



Peter Dreier
Assistant Director/Housing

PD/kap

BRA designates Roxbury group as developer of recovery home

By Anthony J. Yudis
Globe Staff

and the remainder from client
payments and food stamps.

The Boston Redevelopment Authority yesterday designated a Roxbury social service group as developer for a proposed halfway house and recovery home for Hispanic male alcoholics.

Casa Esperanza will rehabilitate a BRA-owned building at 291 Eustis St., a three-story masonry structure that will house the 25-bed home.

The BRA was told that 60 to 90 men will reside in the home in a given year, for an average stay of three to six months.

"As such, it will be the only bilingual-bicultural recovery home for Hispanic alcoholics in the Commonwealth," the BRA was told in a memo from Peter Dreier, BRA assistant housing director, and Ricardo Millet, BRA assistant director for community planning.

It will cost \$385,300 to rehabilitate the building, and Casa Esperanza will have an annual operating budget of \$172,000 - \$146,000 of it coming from the state Department of Public Health's Division of Alcoholism

THE BOSTON FOUNDATION

ADVANCEMENT OF CIVILIZATION

December 30, 1988

Mr. Ricardo Gullone
Executive Director
Casa Esperanza, Inc.
c/o Division of Continuing Ed.
U. Mass. Downtown Center, Boston, Mass.
02125

Dear Mr. Gullone:

It is a pleasure to tell you that the members of the Boston Foundation, at their meeting on December 17, 1988, voted to grant Casa Esperanza, Inc. a \$25,000 grant to renovate a residence for treatment of alcoholism. The income of our R. D. Williams Fund is used to provide the grant. The amount of the grant is enclosed.

ATTACHMENT III

Funding Approval Letters

We encourage grantees to make their own announcements of the Boston Foundation's support. Often this can best be done in the context of a story about the purpose and usefulness of the project for which the grant was made. The Foundation's staff will be glad to give advice or assistance if you feel that would be helpful.

Please note on your calendar that we will expect to receive a report on the expenditure of the grant and on the progress of the project by this date next year.

With best wishes,

WGP/nb121
enclosure

Sincerely,

Wanda D. Gullone
Wanda D. Gullone
Assistant Director

THE BOSTON FOUNDATION

PERMANENT CHARITY FUND

December 20, 1985

Mr. Ricardo Quiroga
Executive Director
Casa Esperanza, Inc.
c/o Division of Continuing Ed.
U. Mass. Downtown Center, Boston, Mass.
02125

Dear Mr. Quiroga:

It is a pleasure to tell you that the members of the Boston Foundation, at their meeting on December 17, 1985, voted to Casa Esperanza, Inc. a \$75,000 grant to renovate a residential treatment facility in Roxbury for Hispanic alcoholics. \$25,000 of the grant comes from the income of our M. D. Williston Fund. Our check in payment of the grant is enclosed.

We encourage grantees to make their own announcements of the Boston Foundation's support. Often this can best be done in the context of a story about the purpose and usefulness of the project for which the grant was made. The Foundation's staff will be glad to give advice or assistance if you feel that would be helpful.

Please note on your calendar that we will expect to receive a report on the expenditure of the grant and on the development of the project by this date next year.

With best wishes,

Sincerely,

Wendy D. Purlefoy
Wendy D. Purlefoy
Assistant Director

WDP/mb127
enclosure

THE RILEY FOUNDATION

MABEL LOUISE RILEY FOUNDATION, A MASSACHUSETTS TRUST

100 FRANKLIN STREET
BOSTON, MASSACHUSETTS 02110

NEWELL FLATHER, ADMINISTRATOR
357-1500

TRUSTEES

ANDREW C. BAILEY
DOUGLAS DANNER
ROBERT W. HOLMES, JR.
GUY R. STURGEON
FOR THE BOSTON SAFE
DEPOSIT AND TRUST COMPANY

November 26, 1985

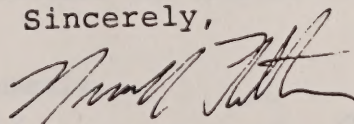
Mr. Ricardo Quiroga
Executive Director
Casa Esperanza, Inc.
c/o Division of Continuing Education
University of Massachusetts
Downtown Campus
Boston, MA 02125

Dear Rick:

I am pleased to advise you that the Trustees of the Riley Foundation have approved a \$50,000 conditional reserve fund for Casa Esperanza. This conditional grant is in support of your plans to rehabilitate 291 Eustis Street, to establish a recovery home for Hispanic alcoholics. The deadline for meeting the terms of this grant is August 1986. After that time this conditional grant will expire.

Our payment of this grant is contingent upon your gaining formal ownership of the building, your securing the balance of funds you need from other sources, and our making a final satisfactory review of your plans for the building and the first year of operations. Given your rehabilitation estimates, we assume it would be reasonable to expect you would have commitments of at least \$250,000 before our grant would be released. Also, as part of your final plans and budget, we would like to review a sub plan and budget for landscaping and gardening, and ask that they be included in the whole as they are of particular interest to us.

Sincerely,



Newell Flather

NF/sgr

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

May 5, 1986

Mr. Ricardo Quiroga
Executive Director
Casa Esperanza
c/o Division of Continuing Education
Downtown Center
University of Massachusetts
Boston, MA 02125

Dear Mr. Quiroga:

I am pleased to inform you that Public Facilities Department/
Housing Programs has granted Preliminary Approval for a \$49,500 deferred
loan to Casa Esperanza. These funds are to be used for the develop-
ment of your proposed 25-bed treatment facility for Hispanic alcoholic
men at 291 Eustis Street, Roxbury.

Final approval for these funds will be conditional on:

1. A contractor bid approved by your organization and by the PFD/
Housing Rehabilitation Specialist;
2. Commitment of the matching funds for both the construction and
the operating period;
3. Final designation by the BRA of this site to Casa Esperanza;
and
4. Approval of your construction specifications by the PFD/
Housing Rehabilitation Specialist.

If you have any questions, please contact the Special Projects
Manager, Janet Van Zandt at 725-3585.

Sincerely,

Marlana Richardson

Acting Deputy Director

MR/JVZ/ab



LISA G. CHAPNICK, DIRECTOR—26 WEST STREET, BOSTON, MASSACHUSETTS 02111 (617) 725-3180

PROJECT BREAD

Five Park Street, Boston, Massachusetts 02108 (617) 227-3796

December 5, 1985

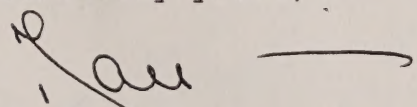
Mr. Ricardo Quiroga
Casa Esperanze, Inc.
c/o Division of Continuing Education
UMASS/Downtown Center
Boston, MA. 02125

Dear Ricardo:

Sorry we've been missing each other all over the place! At its November meeting the board voted to help you develop your kitchen and feeding equipment at Casa Esperanza, but only when the shelter is on the verge of starting operations. This means that you and I can talk about the grant from Project Bread when you are actually ready to install your kitchen.

If you have any questions, don't hesitate to give me a call.

Sincerely yours,


Daniel P. Daley
Executive Director

DPD/ss

P.S. I will send a letter
to A.F.J.

Greater Boston Walk For Hunger

THE FUND FOR THE HOMELESS

May 23, 1986

Bette Rossen
Director

Co-Chairpersons

Kitty D. Dukakis
Bishop Timothy Harrington

Advisory Committee

William Carmen
Cape Cod Melody Tent

Christine Decas
Wareham, MA

Nancy Dube
Digital Equipment Corporation

Macey J. Goldman, Esq.
McGuire & McGuire

Muriel C. Kasdon
Boston, MA

Deborah Kaufman
Norton Company

John G. King
United Ways of Massachusetts

Vincent McCarthy, Esq.
Haie & Dorr

John McHugh, M.D.
Holyoke, MA

Gloria Oldsman
Godfrey Hyams Trust

Maria Quiroga, Esq.
Collier & Sessa

David Squire
Weston, MA

Sherwood J. Tarlow
Capitol Bank and Trust Company

Kathleen Tullberg
Shawmut Bank

Lois H. Weltman
Cohasset, MA

Thalia Zervas
Milton, MA

Mr. Ricardo Quiroga
Executive Director
Casa Esperanza
c/o Division of Continuing Education
University of Massachusetts
Downtown Center
Boston, Massachusetts 02125

Dear Ricardo:

I am pleased to inform you that at the May meeting of the Advisory Committee of The Fund for the Homeless, the members voted a grant of \$17,000 to your organization. This grant is to be used toward the cost of renovations necessary to bring your shelter up to code and into operational condition.

The Committee voted to make this grant based on the condition that Casa Esperanza take referrals from shelters and otherwise significantly serve homeless alcoholic hispanic men.

You will receive a formal award letter and check from The Boston Foundation. If you have any questions regarding this grant, please do not hesitate to call me or Susan Rosen at 723-7489.

Sincerely,

Bette Rossen
Bette Rossen
Director

THE THEODORE EDSON PARKER FOUNDATION

100 FRANKLIN STREET
BOSTON, MASSACHUSETTS 02110

TRUSTEES

NEWELL FLATHER, PRESIDENT
ANDREW C. BAILEY, SECRETARY & TREASURER
ALLEN G. BARRY
KAREN H. CARPENTER
THOMAS E. LEGGAT
LEON F. SARGENT

ALA H. REID, ADMINISTRATOR
357-1500

June 1, 1986

Mr. Ricardo Quiroga
Executive Director
Casa Esperanza, Inc.
c/o Division of Continuing Education
University of Massachusetts - Boston
Downtown Campus
Boston, MA 02125

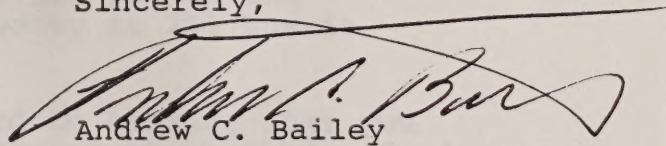
Dear Mr. Quiroga:

I am pleased to advise you that the Trustees of The Theodore Edson Parker Foundation approved a grant of \$20,000 to assist with the rehabilitation of 291 Eustis Street, Roxbury, to house the Casa Esperanza recovery home for Hispanic alcoholic men. We are pleased to be able to help with this project which has received such wide community support and meets such a critical need.

Please execute and return the enclosed receipt required by our auditors indicating acceptance of the terms of this grant.

The Trustees request that you report on the use of these funds by May 1, 1987. A report form is enclosed. In the meantime, you have our best wishes for success.

Sincerely,



Andrew C. Bailey
Secretary and Treasurer

ACB:tjp
Enclosure



CLIPPER SHIP FOUNDATION, INC.

(Founded by David Parmely Weatherhead)

225 Franklin Street, 32nd Floor
Boston, Massachusetts 02110
(617) 423-6200

Benjamin H. Lacy
President

John B. Newhall
Vice President

George F. Pennington
Treasurer

Octavo P. King
Clerk

Iris L. Beghian
Executive Secretary

BOARD OF DIRECTORS

Brian S. Kelley

Octavo P. King

Benjamin H. Lacy

John B. Newhall

George F. Pennington

October 15, 1985

Ricardo Quiroga, Executive Director
Casa Esperanza, Inc.
c/o Division of Continuing Education
University of Massachusetts
Downtown Center Boston, MA 02125

Dear Mr. Quiroga:

I am happy to inform you that at their meeting on October 10th, the Board of Directors of Clipper Ship Foundation, Inc. voted to grant the sum of \$15,000, contingent upon Casa Esperanza raising the additional amount of \$85,000, to Casa Esperanza for use in the rehabilitation of the property at 291 Eustis Street, Roxbury.

I shall look forward to hearing that you have been successful in raising the matching funds.

Sincerely,

Iris Beghian

Iris L. Beghian
Executive Secretary

GODFREY M. HYAMS TRUST

ONE BOSTON PLACE - 33RD FLOOR
BOSTON · MASSACHUSETTS 02108

(617) 725-1520

Trustees

William N. Swift
Boston Safe Deposit and Trust Company
Theresa J. Morse
John O. Rhome
John H. Clymer
Roslyn M. Watson
Lewis H. Spence

Executive Director
Joan M. Diver

Associate Director
Gloria Oldsman

Assistant Director
Sylvia R. Johnson

December 13, 1985

Mr. Ricardo Quiroga
Executive Director
Casa Esperanza, Inc.
University of Massachusetts
Division of Continuing Education
Downtown Center
Boston, MA 02125

Dear Mr. Quiroga:

We are pleased to inform you that on November 21, 1985 the Trustees of the Godfrey M. Hyams Trust approved a grant of Fifteen Thousand Dollars (\$15,000) to the Casa Esperanza, Inc. for capital improvements at 291 Eustis Street, Roxbury. This grant is conditional upon the start of construction.

At such time as the condition is met, the Trustees will also review the status of the project to be funded as well as the management of the agency to determine if it is still reasonable to expect that the goals of the original proposal will be fulfilled. A final decision to pay the grant will depend on a satisfactory review.

If you have any questions, please do not hesitate to contact Ms. Sylvia Johnson. She would be happy to speak with you.

Sincerely yours,

William N. Swift

William N. Swift
Chairman

WNS:18
Enclosures

1st American Bank

April 4, 1945

Mr. Raymond Quirion, Executive Director
Case Esperanza, Inc.,
600 University of Massachusetts-Boston
Dorchester Center
Boston, MA 02125

Dear Mr. Quirion:

Our recent discussion with you and Doctor John Shea in regards to Case
Esperanza was quite interesting.

As you know, First American Bank is continually growing and has received
considerable sums of money in our prime lending areas.

Bill Collins and I are interested in participating in your project at
Case Esperanza, 600 South Street.

ATTACHMENT IV

We wish you success.

First American Bank
Interest and Agreement
Letters

Sincerely yours,

W. J. Smith
Walter J. Smith
Vice President

1st American Bank

April 4, 1985

Mr. Ricardo Quiroga, Executive Director
Casa Esperanza, Inc.
C/O University of Massachusetts-Boston
Downtown Center
Boston, MA 02125

Dear Mr. Quiroga:

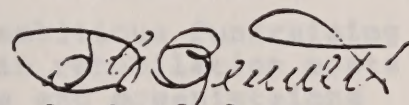
Our recent discussion with you and Doctor John Shea in regards to Casa Esperanza was quite interesting.

As you know, First American Bank is community oriented and has reinvested considerable sums of money in our prime lending areas.

Bill Collins and I are interested in participating in your project at Casa Esperanza, 291 Eustis Street, Dorchester, MA.

We wish you success.

Sincerely yours,


Stanley G. Bennett
Loan Officer

COPY

PALMER & DODGE
ONE BEACON STREET
BOSTON, MASSACHUSETTS 02108
TELEPHONE (617) 827-4400
TELECOPIER (617) 827-4420
TELEX 951104

December 12, 1985

Mr. Stanley Bennett
1st American Bank For Savings
572 Columbia Road
Boston, Massachusetts 02125

Re: Casa Esperanza, Inc.
Rehabilitation of 291 Eustis Street
Boston, Massachusetts

Dear Mr. Bennett:

As I mentioned to you over the phone recently, Palmer & Dodge is representing Casa Esperanza in connection with its rehabilitation and conversion of the vacant three-story building at 291 Eustis Street into a halfway house and recovery home for Hispanic male alcoholics. This letter will confirm our discussion regarding the 1st American Bank for Savings' willingness to assist Casa Esperanza.

Casa Esperanza has embarked on an ambitious fundraising plan to raise the established \$385,000 in rehabilitation costs from a variety of charitable foundations and organizations and has already received commitments for approximately ~~\$316,000~~. As you have previously discussed both with me and Rick Quiroga, it is Casa Esperanza's wish that the Bank act as both the depository and custodian of all funds raised for this project. I understand that the Bank has agreed to hold Casa Esperanza's funds in a non-interest bearing custodial account during the period of construction of the project.

In addition to asking the Bank to act as custodian for its funds, however, Casa Esperanza hopes that the Bank will act as Casa Esperanza's agent during the rehabilitation process. In particular, Casa Esperanza would like the Bank to honor requests for payment of funds submitted by the project's architect in much the same way that the Bank would do if it were a construction lender for the project. In that way Casa Esperanza will have the comfort of knowing that people experienced in real estate development are keeping a careful watch over the progress of construction.

December 12, 1985

You indicated to me that the Bank is willing to act as a disbursement agent along the lines described above. In return, Casa Esperanza will agree that the Bank would not be liable for any action taken by the Bank in good faith and believed by the Bank to be within its discretion. The Bank will be entitled to an indemnity from Casa Esperanza for any act performed by the Bank within the scope of its agency, except for the Bank's acts of willful misconduct or gross negligence.

I further understand that the Bank has agreed to provide Casa Esperanza with appropriate interim financing during the pre-construction and construction phases the project on, I assume, favorable terms. The interim financing would be secured by a pledge of Casa Esperanza's rights to receive its pledged contributions.

Please acknowledge the Bank's agreement to assist Casa Esperanza along the lines outlined above by signing and returning to me the enclosed copy of this letter.

Sincerely,

Thomas G. Schnorr, Jr.

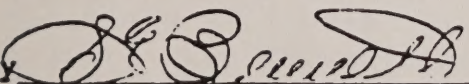
TGS/jl

Enclosure

cc: Mr. Ricardo L. Quiroga
Prof. Jack Shea

Agreed to this 26 day of
December, 1985:

1st AMERICAN BANK FOR SAVINGS

By 
Loan Officer

DUDLEY STREET NEIGHBORHOOD INITIATIVE
C/O THE NILEY FOUNDATION
108 Franklin Street, Boston, MA 02110

August 22, 1982

Mr. Steven Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02101

Dear Mr. Coyle:

This letter is to express the strong support of the
Dudley Street Neighborhood Initiative for the proposal
submitted by Case Exports, Inc. to acquire and
renovate the building at 291 South Street in Roxbury.

ATTACHMENT V

We request that the Board of Directors of the
Boston Redevelopment Authority Board
of Directors and the Case Exports Corporation
developers of this building and that the property be
transferred to this corporation as soon as possible.

Letters of Local Supporters

and

Petition Signatures

The Board of Directors of the Boston Redevelopment Authority at our last meeting,
discussed the Case Exports proposal. Peter O'Neil from
your office was present at the meeting and was present
throughout our discussion. After a thorough discussion
the Board voted unanimously with one abstention to
support this valuable project. The discussion
highlighted the need of Case Exports to either own the
291 South Street property or to be designated
officially as the agent in charge of the property. This
request was made in order to enter the needed
redemption fund and to ensure the Department of
Public Health of Case Exports's interest. In light of
this situation we feel that the City should proceed
expeditiously with the Case Exports request.

DUDLEY STREET NEIGHBORHOOD INITIATIVE
C/O THE RILEY FOUNDATION
100 Franklin Street, Boston, MA 02110

August 22, 1985

Mr. Steven Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

This letter is to express the strong support of the Dudley Street Neighborhood Initiative for the proposal submitted by Casa Esperanza, Inc. to acquire and renovate the building on 291 Eustis Street in Roxbury.

We request that the Boston Redevelopment Authority Board of Directors designate the Casa Esperanza Corporation developers of this building and that the property be transferred to this corporation as soon as possible.

The Board of Directors of the DSNI, at our last meeting, discussed the Casa Esperanza proposal. Peter Drier from your office was a guest at this meeting and was present throughout our discussion. After a thorough discussion the Board voted unanimously (with one abstention) to support this valuable project. The discussion highlighted the need of Casa Esperanza to either own the 291 Eustis Street property or to be designated officially by the BRA to receive the property. This requirement is needed in order to raise the needed redevelopment funds and to satisfy the Department of Public Health of Casa Esperanza's progress. In light of this situation we feel that the BRA should proceed expeditiously with the Casa Esperanza request.

ORGANIZING COMMITTEE FOR A
GREATER ROXBURY NEIGHBORHOOD AUTHORITY
80 Warren Street
Roxbury, MA. 02119

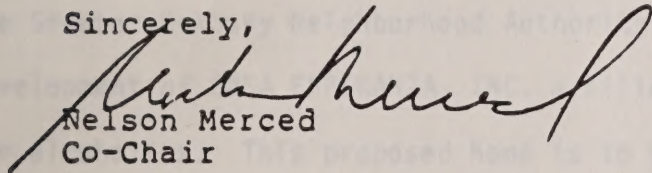
Mr. Steven Coyle
August 22, 1985

-2-

The Casa Esperanza project will provide a valuable recovery home service to Hispanic alcoholics not currently available anywhere in Boston. The establishment of this project in the Dudley Street Neighborhood Initiative area will serve to renovate a building which has been abandoned for a long time and to strengthen the community's basic social and physical fabric. Each of these outcomes are important goals of our community and of our organization.

Thank you for your immediate attention to this request.

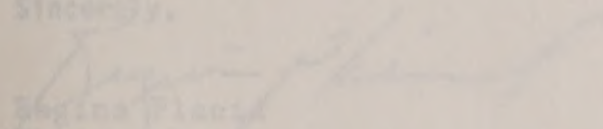
Sincerely,


Nelson Merced
Co-Chair

Fadilah Muhammed
Fadilah Muhammed
Co-Chair

cc: Peter Drier
Ricardo Quiroga

Sincerely,


Regina Placida
Chairperson

ORGANIZING COMMITTEE FOR A
GREATER ROXBURY NEIGHBORHOOD AUTHORITY
90 Warren Street
Roxbury, MA. 02119

August 12, 1985

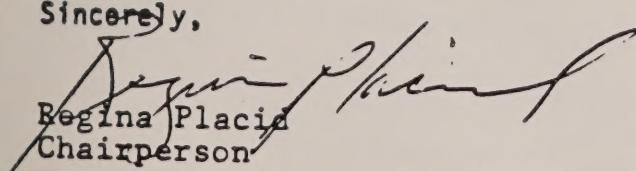
Mr. Ricardo Quiroga
CASA ESPERANZA, INC.
c/o Division of Continuing Education
University of Massachusetts
Downtown Center
Boston, MA 02125

Dear Mr. Quiroga:

The Greater Roxbury Neighborhood Authority enthusiastically supports the Development of CASA ESPERANZA, INC. a bilingual (Spanish-English) recovery home for alcoholics. This proposed home is to be located on 291 Eustis St. Roxbury. I understand that CASA ESPERANZA has been trying to secure a site from the City of Boston for the past 3 years and has been actively working with the BRA for the past year in acquiring the 291 Eustis St. site.

In view of the fact that the CASA ESPERANZA group has successfully gained support from the Hispanic Community and the residents of the 291 Eustis St. area, we like to join them in expressing support and we look forward working together toward the revitalization of our neighborhood.

Sincerely,


Regina Placia
Chairperson

ST. PATRICK'S RECTORY

10 MAGAZINE STREET
ROXBURY, MASS. 02119

445-7645

February 1, 1985

Ricardo Quiroga
Casa Esperanza, Inc.
c/o Division of continuing Education
University of Massachusetts
Downtown Center
Boston, Massachusetts 02125

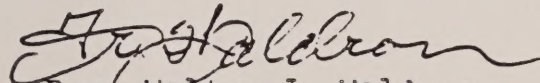
Dear Mr. Quiroga:

I am very happy to support your endeavour to establish a house of sobriety, Casa Esperanza, in this area of the city. The need for such a bi-lingual rehabilitative home is evident to all of us. Casa Esperanza will surely alleviate the sufferings of many people.

I would note that every Home based on the principles of Alcoholics Anonymous and managed by competent, caring people has always been a strength to the local community and a source of security for area residents.

Your expertise in this field gives promise of a successful Home. I await the day of its opening.

Sincerely,


Rev. Walter J. Waldron



LA ALIANZA HISPANA, INC.

409 Dudley Street
Roxbury, MA 02119
(617) 427-7175, 7176, 7177

Nelson Merced
EXECUTIVE DIRECTOR

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PRESIDENT

Enery Martinez
VICE-PRESIDENT

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Roxana Marchosky
Ricardo Medina
Elsa Montano
Daniel Ocasio
Elmo Ortiz
Caroline Playter
Betty V. Rivera
Mildred Ruiz

January 31, 1985

Mr. Ricardo Quiroga, Director
CASA ESPERANZA, INC.
c/o Division of Continuing Education
University of Massachusetts
Downtown Center
Boston, MA 02125

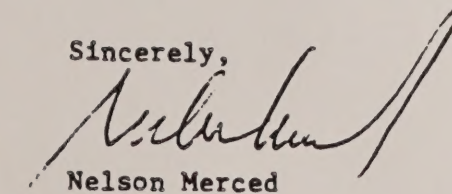
Dear Mr. Quiroga:

This letter is intended to confirm La Alianza Hispana's
advocacy and support for CASA ESPERANZA, INC., a bi-
lingual/bi-cultural Recovery Home for Hispanic alcoholics.

Through our "Family Assistance Project", an outpatient
alcohol program, we have found that there is an over-
whelming need for a recovery home for Hispanic alcoholics.
CASA ESPERANZA will begin to meet the existing gap within
the service system.

We support your attempt to locate the program in the near by
area, we feel that a program like CASA ESPERANZA would
help in the stability and security of this general
neighborhood. Again, we strongly support your initiative.

Sincerely,


Nelson Merced
Executive Director





Nuestra Comunidad Development Corporation

409 Dudley Street Roxbury, MA 02119 617.427 3599

January 30, 1985

Mr. Ricardo Quiroga
Director, Casa Esperanza, Inc.
c/o Division of Continuing Education
University of Massachusetts
Downtown Center
Boston, MA 02125

Dear Rick:

This letter is to express support for your plan to develop Casa Esperanza as a bilingual recovery home for alcoholics. We feel it is a vitally needed service for many people who live in our area, which as you know has a high concentration of Hispanics.

We support your attempt to locate the program in a nearby area. This will enhance the ability of area residents to take advantage of your program. Blue Hill ave., of course, is an area everyone is familiar with. Your presence in a key building in that area could begin to increase security there. Again, we strongly support your initiative.

Cordially,

Melvyn Colón
Executive Director



RMSC

Roxbury Multi-Service Center

3 Blue Hill Avenue
Roxbury, Massachusetts 02121
(617) 427-4470

BOARD OF DIRECTORS

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President

January 31, 1985

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George Borden

J. Larry Brown

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Nellie Christian-McIver

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Joseph Warren

Alice Yancy

Rev. Nellie Yarborough

Mr. Ricardo Quiroga, Director
CASA ESPERANZA, INC.
c/o Division of Continuing Education
University of Massachusetts
Downtown Center
Boston, Massachusetts 02125

Dear Mr. Quiroga:

Through this communication I want to express my support for the development of CASA ESPERANZA, INC. a bilingual (Spanish-English) recovery home for alcoholics.

You have made me aware that you are attempting to locate your program in this general neighborhood (Ward 14). This would have a positive effect because a Program like CASA ESPERANZA would add to the stability and security of this general neighborhood.

Sincerely,

Ricardo A. Millett, Ph.D.
Executive Director

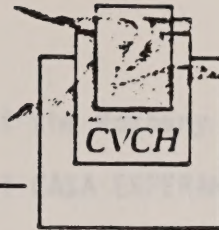
Ricardo A. Millett
Executive Director

RAM:mlp



United Way





**CAPE VERDEAN COMMUNITY HOUSE, INC.
AGNES BARBOZA-OWENS FAMILY HOUSE**

JOHN B. CRUZ, JR.
President

BARBARA GOMES-BEACH
Interim Chairperson

MANUEL RODRIGUES
Treasurer

FLORENCE MIRANDA
Secretary/Clerk

June 14, 1985

DIRECTORS

NORMAN CONKLIN

DR. YVONNE TAYLOR

BARBARA WILSON

VALERIE TAVARES GREGORY
Executive Director

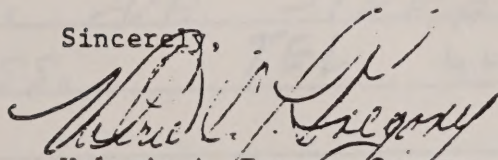
Mr. Ricardo Quiroga
CASA ESPERANZA, INC.
c/o Division of Continuing Education
University of Massachusetts
Downtown Center
Boston, Massachusetts 02125

Dear Mr. Quiroga:

I enthusiastically express my support for the development of Casa Esperanza, Inc., a bi-lingual (Spanish-English) recovery home for alcoholics to be located on 291 Eustis St.

I feel that rehabilitating this abandoned "in fill" property presently vacant would enhance in appearance and function, thereby adding to the stability, security and value to our neighborhood.

Sincerely,


Valerie A. Tavares Gregory
Executive Director

/vag

We, the undersigned members of the Roxbury Community are in complete support for the development of CASA ESPERANZA, INC. a Hispanic Bilingual recovery home for alcoholics.

We understand that the proposed site is to be located on 291 Eustis St. Roxbury, MA (WARD 8).

NAME

ADDRESS

PHONE #

* C. Kelly	290 1/2 Eustis St	427-3237
* M. Mastrom	267 Eustis St	442-4048
R. Boudley	267 Eustis St	" "
D. McEwen	267 Eustis St.	442-4048
J. E. Hill	398 Eustis St.	442-2110
* Katherine LaParra	10 Dunmore St	445-3942
* Carmela Micheli	14 Dunmore St	427-8070
Maria Valdez	17 Magazine St.	
* Mary O'Hara	20 Dunmore St	442-5446
* Helen Robertson	292 Eustis St.	445-8458
Sw. Walter J. Skallron	10 Magazine St.	445-7645
* Manuel F. DA SILVA	26 and 24 Dunmore St.	
ROX. MASS.	TEL. 442-1755	

* HOME OWNERS / ABUTTERS

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We understand that the proposed site is to be located on 291 Eustis St.
Roxbury, MA (WARD 8).

NAME

ADDRESS

PHONE #

Imayra Gonzalez	389 Dudley St Rox, MA.	445-7038
Milagros Gonzalez	389 Dudley Street Roxbury	445-7038
Celina Mercedes	4 Miller Park Roxbury	---
Ulyses Acasio	389 Dudley St. Rox.	---
Araceli Jimenez	79 Ashfield St, apt 3 (Rox)	445-7038
Margarita Ortiz	389 Dudley St apt 3 (Rox)	427-076
Encarnación Burgos	389 Dudley St apt 3 (Rox)	---
Maria Burgos	389 Dudley St. apt. 3 (Rox)	---
Lidia Martinez	389 Dudley St apt 4 (Rox)	445-7038
Carmen Robles	377 Dudley St.	---
Rafael Ortiz	389 Dudley St apt 3	427-076
Narisel Ortiz	389 Dudley St. apt 3 (Rox)	427-076
Nercedes Soto	206 Hampden St Rox.	---
Justina Pagan	389 Dudley St Rox.	---
Francisco Delia	206 Hampden St. Rox.	---
Victoria Virginia Jimenez	389 Dudley St Rox	8638
Rafael Sanches	321 Dudley St Rox	---
Reynaldo Montano	329 Dudley St. Rox	427-076
Lidia Vento	389 Dudley St. apt #1. Rox.	---
Bernido Vento	389 Dudley St. apt #1. Rox.	---

We, the undersigned members of the Roxbury Community are in cor
support for the development of CASA ESPERANZA, INC. a Hispanic
Bilingual recovery home for alcoholics.

We understand that the proposed site is to be located on 291 Eustis St.
Roxbury, MA (WARD 8).

NAME

ADDRESS

PHONE #

Rodriguez Romon	31 Hendry St. R	436-7461
Milza Colon	409 DUDLEY ST ROX	
Sylvette Betancourt	159 South St Apt 5 J.P. 02122	
Fredie Feres	478 Dudley St Roxbury 02119	
Lionides Ntj	10 Holden St Worcester mass 02125	
Noemi Ortega	407 Dudley St Rox	427-7175
Bianca Colon	409 Dudley St. Rox	427-7175
Narta Bonilla	409 Dudley St. Rox	427-7175
Guadalupe Marquez	409 DUDLEY ST. ROX MA	427-7175
Melyn Colat	34 Tonawanda Dorch	8256560
Juan Antonio Milite		
Blanca Melaguer	37 Adams St ROX	
Alfonso Silva	2089 Worcester Ave., Dorchester, MA.	427-7178
Alfonso Silva	489 Dudley St Rox MA 02119	427-7176
Rosette Flores	La Alianza Hispana	
Milton Lef	41 Dupont Ave.	
Fabla Diaz	La Alianza Hispana	
Armen Cuesta	La Alianza Hispana	
Jose Lopez	409 Dudley St.	427-3597
Vinico Beato	359 Dudley St. ROX	

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We understand that the proposed site is to be located on 291 Eustis St. Roxbury, MA (WARD 8).

NAME

ADDRESS

PHONE #

Belma Velázquez	6 Westville Terr. Apt. 1	
Miriam Rivera	106 Park St. Apt. 1	
Andrea Sabater	34 BOWDOIN ST - 2 nd Floor	825-9627
Rafaela Escoto	12 algonquin st 3 rd floor	Box 82543 57
Ismael Lopez	16 Lenoxia St 1 st fl	Rox.
Papino Garcia	17 Evelyn St Mattapan	02126
Justo P. Garcia	17 Evelyn St Mattapan	02126
Hilda Reyes	60 Westville St Dorchester Mass.	
Maria Lopez	23 Nantux St Dorchester	02125
Helina Hernandez	517 Geneva Ave. Dorchester	MA 02122
Levina Vega	14 Mansley St Roxbury	Mass 02122
Miriam Garcia	21 Longfellow St Dorchester	Mass 02122
Guerra Lopez	2 Baiton Ct Apt 51 Roxbury	02119
Carrie Rivera	6 Westville Terr. Dor. Mass.	02124 (No Phone)
Adia A. Ross	3421 Washington St Jamaica Plain	02130
Georgia Kennedy	73 Bird St. Dorchester	Mass. 02125
Milagros Garcia	10 Ellis Street	Hyde Park
Virita Torres	312 W. R. F. Nest Rd	02119

Level 1A V. Rumen

We, the undersigned members of the Roxbury Community are in complete support for the development of CASA ESPERANZA, INC. a Hispanic Bilingual recovery home for alcoholics.

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NAME

ADDRESS

PHONE #

Edoardo Vazquez	101 Waverly Pl. #2120	627-2204
Refin Ivelto Velez	214 Julian St. apt 2	
Juanita Colon	14 Magnolia Sq.	442-2462
Maria Baez	99 Robey St Dor	442-2023
Gra D. Rodriguez	23 Greendale Rd.	296-5957
Gregorio Felix	Dorchester MA. apt 2	02124
Maria Alicia	383 Geneva Ave. Dorchester Mass.	
Trakido Wfritu	73 Waverly Parkway, Mass.	
Maria Del Segura	73 Waverly St. Roxbury, Mass. 02119	
Carlos E. Alices	2 Bataan Ct. Roxbury, Mass 02119	
Luis Miranda	194 Magnolia St	
Carlos Diaz	Terrera 32. Shirley St. Rox.	442-2345
Jess Brown	Broadway 2-A-mushfield St. Roxbury.	442-2345

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NAME

ADDRESS

PHONE #

Crispina Persia 25 Clifton St Rox 442-4615

Ruth Gengel 151 Hallett St Dor. 288-5893

Lizette Gomez 3 Reading St Rox.

Petra Basque 3 Reading St Rox.

Juana Gomez 3 Reading St Rox.

Emilia Vasquez 338 Shawmont Pk.

Juana M Gomez 5 Reading Rox.

Maria Ortiz 861 Harrison Ave Rox.

Angelina Sanchez 151 Hallett St Dorchester

Maria Rodriguez 3 Reading St Roxbury MA.

Petra Vazquez 44 John Eliot Sq. Rox.

Alexandro Almonte 1990 Columbus Ave Rox

Grand Gomez 4 Glen St. Dorchester

Ruth Gengel 24 Chestnut Ave. J. Plain

Benita Sanchez 21 Remonding St J Plain

Helia Cruzillo 915 Oaklawn Ave. 426-5039

Solares Valentin 67 Callender St Dorch

Antonia Fontones

Paula Fontones

We, the undersigned members of the Roxbury Community are in complete support for the development of CASA ESPERANZA, INC. a Hispanic Bilingual recovery home for alcoholics.

We understand that the proposed site is to be located on 291 Eustis St. Roxbury, MA (WARD 8).

NAME

ADDRESS

PHONE #

Maria Borgos 132 George St Roxbury 427-2559

Maria Figueroa 3 Arion St Dorchester —

• Santa Colón 16 Burrell

Roxbury MA 02119

• Jacinto Serrit 110 Wintrop St Roxbury MA 02119

Maria Hernandez 11 DENN ST ROXBURY MA 02119

• Maria Brito

Agustus Gomez - 126 - D R KOTA ST DO.

CHESTER MS.

Rita Sanabria 91 B. Senor St Boston mass.

Proviencia Lila Funes 1 Adam St Roxbury

We, the undersigned members of the Roxbury Community are in complete support for the development of CASA ESPERANZA, INC. a Hispanic Bilingual recovery home for alcoholics.

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NAME

ADDRESS

PHONE #

Lonia Rodriguez

49 Batchelder St. Rox.

442-1072

Eddie Flores

155 East Cottage St. Rox.

282-6906

Olga Rodriguez

49 Batchelder St. Rox.

442-1072

Milagros Martinez

379 Dudley St. Rox.

MEMORANDUM

June 26, 1986

Voted

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PETER DREIER, ASSISTANT DIRECTOR FOR HOUSING
RICARDO MILLETT, ASSISTANT DIRECTOR FOR
COMMUNITY PLANNING
CHARLEEN REGAN, SENIOR RESIDENTIAL PLANNER

SUBJECT: FINAL DESIGNATION OF CASA ESPERANZA AS REDEVELOPER
OF PARCEL #723, INFILL BUILDING AT 291 EUSTIS STREET,
ROXBURY AND VACANT LAND PARCEL #720, AT 279 EUSTIS
STREET, ROXBURY.

On September 26, 1985 the Boston Redevelopment Authority (BRA) designated Casa Esperanza as the "Tentative Redeveloper" of an abandoned 3 story structure ("infill") located at 291 Eustis Street (Ward 8) for the purpose of housing the residential recovery home program. (See Attachment II: Location Plan, BRA Designation Letter and Newspaper Article). The vacant land at 279 Eustis Street, 3,743 square feet, will be used for parking.

Casa Esperanza is a non-profit (CH. 180) agency whose only purpose is to operate a licensed Hispanic-bilingual recovery home for alcoholics. Casa Esperanza has been developed by La Alianza Hispana, a Hispanic Multi Service Agency, and the Hispanic Alcoholism Service Providers Group. The latter is an association of professionals who work in the field of alcoholism and provide services to Hispanics.

The goal of Casa Esperanza is to help individuals accomplish the difficult transition of an alcoholic into a sober life style by developing interpersonal strengths and social competence. The setting will provide a comfortable home-like environment which will be sensitive to the residents' linguistic, family, and cultural needs as well as culinary and nutritional factors. This milieu will foster the development of an atmosphere which will be conducive to sobriety in a communal family spirit. Using the principles of Alcoholics Anonymous and independence through employment, residents will go through an orderly recovery program which will allow them to become responsible members of society.

Casa Esperanza is to be the first and only recovery home dedicated to a bilingual, bicultural, Hispanic community in Boston. It will operate a home for 25 residents. The programming and staffing patterns will be in accordance with the Massachusetts Department of Public Health, Division of Alcoholism Regulations and will meet all local, state and federal

requirements as to the programming and purpose.

The staff has determined that Casa Esperanza has firm financial commitments to carry out the redevelopment. Casa Esperanza has already received approval from the Division of Alcoholism, Department of Public Health of an annual "07" Purchase of Services Contract which, together with food stamps and resident rents, will produce approximately \$200,000.00 annually. This amount will be sufficient to pay all annual expenses after start-up. (See Attachment I; DPH Approval Letter).

The following organizations have pledged \$321,500 of the \$385,300.00 necessary to rehabilitate and fully equip the building at 291 Eustis St; Boston Foundation (\$75,000.00 Awarded); Commonwealth of Massachusetts (\$60,000.00); The Riley Foundation (\$50,000.00); The Project Bread (\$20,000.00), The Clipper Ship Foundation (\$15,000.00); and The Hyams Trust (\$15,000.00); City of Boston Public Facilities Department (\$49,000.00); The Fund for the Homeless (\$17,000.00); and The Parker Foundation (\$20,000).

The balance of \$63,800.00 will come from the following sources: The New England Telephone Company, The Boston Globe Foundation and the Smithers Fund.

The project has the full and continuing support of the University of Massachusetts (DCE) Alcoholism Service Program for development, operation and staff training; Boston City Hospital Alcohol Clinic for treatment and individual consultations; Palmer and Dodge (Thomas Schnoor, Esq.) for legal counsel; and The First American Bank which has agreed to be the depository, custodian and disbursement agent of the physical rehabilitation funds. The First American Bank will also allow us to secure a "Bridge Loan" during construction. (See Attachment III, First American Bank Interest and Agreement Letters).

Architects Mr. Ricardo Medina and Mr. Christopher Lynch, have been retained to develop the physical rehabilitation plan for the building. They have estimated the cost of rehabilitation to be \$385,300.00.

CASA ESPERANZA has successfully gained the support of 95% of the homeowners and abutters of the area and the community in general. The Dudley Street Neighborhood Initiative (DSNI), The Organizing Committee for a Greater Roxbury Neighborhood Authority (OCGRNA), The Saint Patrick's Church, La Alianza Hispana, Nuestra Comunidad Development Corp., The Roxbury Multi Service Center and The Cape Verdean Community House have agreed to work together with CASA ESPERANZA to ensure the continuity of good positive relations with the community. (See Attachment IV: Community Support Signatures, Local Organizations and Agency Supporters Letters).

Preliminary plans have been submitted and approved by Bob McGilvray, the Chief of Rehabilitation. The Authority will review final plans and specifications. An appropriate vote follows.

